



City of San Antonio

Agenda Memorandum

File Number: 17-2917

Agenda Item Number: Z-15

Agenda Date: 5/18/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017090 ERZD

SUMMARY:

Current Zoning: "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District

Requested Zoning: "C-2 ERZD" Commercial Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: James Dudley May & Sue Ann May Revocable Living Trust

Applicant: Mosaic Land Development, LLC (Thomas G Yantis, President)

Representative: Kaufman & Killen, Inc.

Location: 8130 West Hausman Road

Legal Description: 2.470 acres out of Lot P-8B, NCB 14615

Total Acreage: 2.47

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: SAWS

Property Details

Property History: The subject property was annexed into the City Limits on February 25, 1971 and was previously zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The property was rezoned to "MF-18" Multi-Family District, which was established by Ordinance 2014-12-04-0998, dated December 4, 2014.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: MF-18, C-2, C-3

Current Land Uses: Multi-Family, Commercial, General Commercial

Direction: East, South

Current Base Zoning: R-6, MF-18

Current Land Uses: Residential Single-Family, Multi-Family

Overlay and Special District Information:

All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD".

Transportation

Thoroughfare: West Hausman Road

Existing Character: Secondary Arterial

Proposed Changes: None

Thoroughfare: Hausman Pass

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #660 and is within walking of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: None.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the North Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested “C-2” Commercial base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “MF-18” base zoning district is appropriate for the surrounding area. The majority of surrounding property is “C-2”, “C-3” and “MF-33”.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective, because it is consistent with the North Sector Plan.

6. Size of Tract:

The subject property totals 2.47 acres in size, will reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

The SAWS report has classified the subject property as Category 2. SAWS staff recommends approval of the zoning request with an impervious cover limitation of 65%.